

# Rolfe East



Haslemere Avenue, Ealing, W13 9UL

£859,950 Freehold

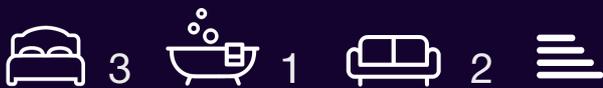
- Three bedroom family home
- Convenient for Piccadilly Line tube stations
- Two spacious reception rooms
- Scope to extend (STPP)
- Lovely road

- Close to sought after Fielding and Elthorne Schools
- Off street parking
- Chain free sale
- Southerly aspect rear garden
- Freehold

A fantastic opportunity to purchase this three bedroom terrace family home, situated on this highly sought after road and brought to the market without any onward chain.

This already lovely home has even more potential to extend to the rear or into the loft (subject to planning consents) and accommodation currently comprises a welcoming hallway, two spacious reception rooms including a lounge and a rear facing family/dining room leading out to the garden (which is two former separate rooms made into one large room) and a kitchen. Upstairs, there is the landing with access to the loft, a family bathroom and three well proportioned bedrooms. Outside, there are attractive gardens to both the front and rear, with the front giving off street parking and the rear being of a southerly aspect, perfect for those long summer's evenings.

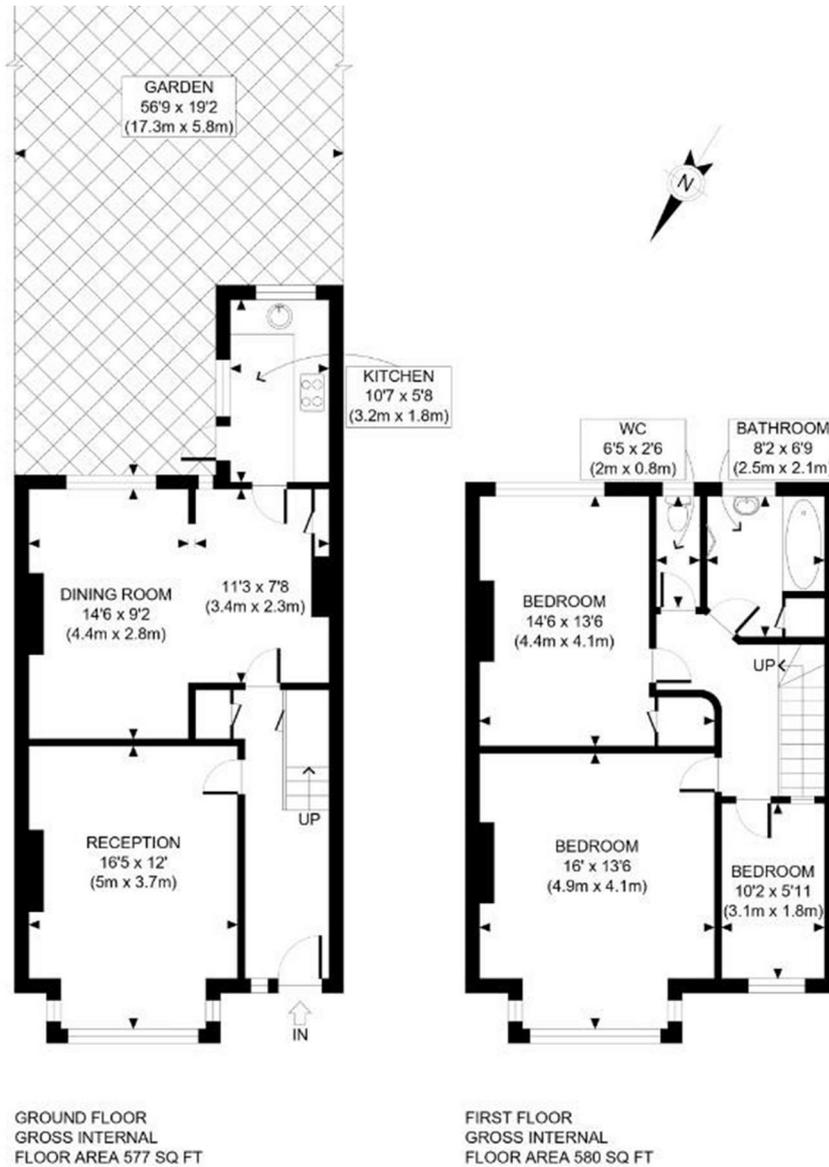
Superbly located, Haslemere Avenue is a highly sought after residential road, just a few moments from both the highly regarded Fielding & Elthorne Schools. The property is just under half a mile to Boston Manor tube station and just over half a mile to Northfield Avenue with all of the boutique shops, restaurants and Northfields Tube station, giving fast Piccadilly line access into Central London and out to Heathrow Airport. The property also benefits from being close to beautiful Elthorne Park, Lammas Park and Walpole Park (home of many food, music and jazz festivals).



Council Tax Band: E







APPROX. GROSS INTERNAL FLOOR AREA: 1157 SQ FT/ 107 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows,



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	